

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tulsa County Consortium State: OK

PJ's Total HOME Allocation Received: \$16,079,851 PJ's Size Grouping*: B

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	5		
Program Progress:							
% of Funds Committed	79.99 %	85.59 %	5	90.66 %	4		7
% of Funds Disbursed	75.74 %	81.62 %	5	81.06 %	15		21
Leveraging Ratio for Rental Activities	3.98	2.3	1	4.62	37		45
% of Completed Rental Disbursements to All Rental Commitments***	68.72 %	71.43 %	4	81.27 %	15		14
% of Completed CHDO Disbursements to All CHDO Reservations***	54.62 %	45.00 %	4	68.23 %	20		23
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	72.14 %	1	79.86 %	100		100
% of 0-30% AMI Renters to All Renters***	51.33 %	44.13 %	1	44.82 %	66		63
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.54 %	1	94.65 %	100		100
Overall Ranking:				In State:	4 / 5	Nationally:	37 / 44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$31,593	\$23,082		\$25,419	113	Units	14.40 %
Homebuyer Unit	\$3,677	\$7,564		\$14,530	552	Units	70.30 %
Homeowner-Rehab Unit	\$20,747	\$23,908		\$20,251	120	Units	15.30 %
TBRA Unit	\$0	\$6,476		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa County Consortium OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$66,649	\$82,887	\$21,031
State:*	\$65,788	\$56,929	\$27,235
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	98.2	75.5	88.3	0.0
Black/African American:	0.0	5.6	5.8	0.0
Asian:	0.0	0.4	0.8	0.0
American Indian/Alaska Native:	1.8	4.0	3.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.4	0.8	0.0

ETHNICITY:

Hispanic	0.0	13.8	0.8	0.0
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HOUSEHOLD SIZE:

1 Person:	96.5	17.6	43.3	0.0
2 Persons:	3.5	23.0	31.7	0.0
3 Persons:	0.0	24.5	14.2	0.0
4 Persons:	0.0	18.3	8.3	0.0
5 Persons:	0.0	10.1	0.0	0.0
6 Persons:	0.0	4.9	1.7	0.0
7 Persons:	0.0	1.1	0.0	0.0
8 or more Persons:	0.0	0.5	0.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	18.5	19.2	0.0
Elderly:	99.1	1.6	50.0	0.0
Related/Single Parent:	0.0	29.5	18.3	0.0
Related/Two Parent:	0.9	42.2	6.7	0.0
Other:	0.0	8.2	5.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.8	0.2 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	98.2	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa County Consortium

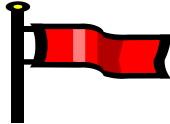
State: OK

Group Rank: 37
(Percentile)

State Rank: 4 / 5 PJs

Overall Rank: 44
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	68.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	54.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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